

SUBSTITUTED TRUSTEE'S DEED

WHEREAS, Mark W. Bixler and wife, Barbara L. Bixler, executed a Deed of Trust to Donn A. Southern, Trustee for Guaranty Trust Savings & Loan Association, under date of 9 July 1975, recorded in Real Estate Trust Deed Book 187, Page 615, in the office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, Guaranty Trust Savings & Loan Association, the legal holder of said Deed of Trust and the note secured thereby, substituted David A. Gustafson, as Trustee therein, as authorized by the terms thereof, by instrument dated 13 February 1978 and recorded in Real Estate Trust Deed Book 221, Page 689, in the office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, Mark W. Bixler conveyed the property described herein to Barbara L. Bixler by Quitclaim Deed dated 21 March 1978 and recorded in Deed Book 146, Page 443, in the office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, by Modification and Loan Assumption Agreement executed by Barbara L. Bixler, Billye Jo King and Guaranty Trust Savings & Loan Association said loan was assumed by Billye Jo King with the permission of Guaranty Trust Savings & Loan Association without the original mortgagors being relieved of liability, said Modification and Loan Assumption Agreement being dated 16 March 1981 and of record in Real Estate Trust Deed Book 271, Page 267, in the office of the Chancery Clerk of DeSoto County, Mississippi; and

484 .

WHEREAS, Barbara L. Bixler conveyed the property described herein to Billye Jo King by Warranty Deed dated 1 April 1981 and recorded in Deed Book 153, Page 257, in the office of the Chancery Clerk of DeSoto County, Mississippi; and

WHEREAS, default having been made in the performance of the conditions and stipulations as set forth by said Deed of Trust, and having been requested so to do by Guaranty Trust Savings & Loan Association, the legal holder of the indebtedness secured and described by said Deed of Trust, notice is hereby given that the undersigned Substituted Trustee by virtue of the authority conferred upon him in said Deed of Trust, did offer for sale and did sell at public sale and outcry to the highest and best bidder for cash, between the hours of 11:00 A. M. and 4:00 P. M. at the East (door) of the DeSoto County Courthouse, in the City of Hernando, State of Mississippi, on the 20th day of November, 1981, the hereinafter described land in the manner required by law and by the terms of said Deed of Trust; and

WHEREAS, at the said time and place, the undersigned received from the legal representative for and on behalf of the hereinafter named Grantee, a bid of Thirty Eight Thousand Nine Hundred and 00/100 Dollars (\$38,900.00), which was the highest bid for cash for said land and improvements, and the hereinafter named Grantee was then and there declared to be the purchaser thereof;

NOW, THEREFORE, in consideration of the sum of Thirty Eight Thousand Nine Hundred and 00/100 Dollars (\$38,900.00), cash in hand paid, the receipt of which is hereby acknowledged, the

undersigned does hereby sell and convey unto Guaranty Trust Savings & Loan Association, Grantee, the following described land and property, together with all improvements and appurtenances thereunto belonging, lying and being situated in the County of DeSoto, State of Mississippi, to-wit:

Lot 92, Section "A", Buena Vista Lakes Subdivision, in Section 13, Township 4 South, Range 8 West, as per plat thereof recorded in Plat Book 4, Pages 33-37, in the office of the Chancery Clerk of DeSoto County, Mississippi.

TITLE TO said property is believed to be good, but I will convey only such title as is vested in me as Substituted Trustee.

WITNESS my signature on this the 20th day of November, 1981.

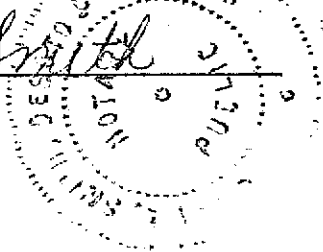
David A. Gustafson
David A. Gustafson
Substituted Trustee

STATE OF MISSISSIPPI Y
 Y
COUNTY OF DESOTO Y

PERSONALLY appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the within named David A. Gustafson, who acknowledged that he signed and delivered as Substituted Trustee with the right and authority so to do the above and foregoing Substituted Trustee's Deed on the day and year therein mentioned.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20th day of November, 1981.

Jenny L. Smith
Notary Public



My Commission expires:
My Commission Expires Oct. 8, 1985

19 Union Street Hernando, MS 38632 - Substituted Trustee -	P. O. Box 3007 Memphis, TN 38103 - Grantee -
--	--

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me the undersigned authority in and for said County and State, Anita Harris who states on oath that S he is the clerk of the DeSoto Times, a newspaper pub-

lished and printed in the Town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

SUBSTITUTED TRUSTEE'S
NOTICE OF SALE

WHEREAS, Mark W. Bixler and wife, Barbara L. Bixler, executed a Deed of Trust to Donn A. Southern, Trustee for Guaranty Trust Savings & Loan Association, under date of 9 July 1975, recorded in Real Estate Trust Deed Book 187, Page 615, in the office of the Chancery Clerk of DeSoto County, Mississippi; and
WHEREAS, Guaranty Trust Savings & Loan Association, the legal holder of said Deed of Trust and the note secured thereby, substituted David A. Gustafson, as Trustee therein, as authorized by the terms thereof, by instrument dated 13 February 1978 and recorded in Real Estate Trust Deed Book 221, Page 689, in the office of the Chancery Clerk of DeSoto County, Mississippi; and
WHEREAS, Mark W. Bixler conveyed the property described herein to Barbara L. Bixler by Quitclaim Deed dated 21 March 1979 and recorded in Deed Book 146, Page 443, in the office of the Chancery Clerk of DeSoto County, Mississippi; and
WHEREAS, by Modification and Loan Assumption Agreement executed by Barbara L. Bixler, Billye Jo King and Guaranty Trust Savings & Loan Association said loan was assumed by Billye Jo King with the permission of Guaranty Trust Savings & Loan Association without the original mortgagors being relieved of liability, said Modification and Loan Assumption Agreement being dated 16 March 1981 and of record in Real Estate Trust Deed Book 271, Page 267, in the office of the Chancery Clerk of DeSoto County, Mississippi; and
WHEREAS, Barbara L. Bixler conveyed the property described herein to Billye Jo King by Warranty Deed dated 1 April 1981 and recorded in Deed Book 153, Page 257, in the office of the Chancery Clerk of DeSoto County, Mississippi; and
WHEREAS, default having been made in the performance of the conditions and stipulations as set forth by said Deed of Trust, and having been requested so to do by Guaranty Trust Savings & Loan Association, the legal holder of the indebtedness secured and described by said Deed of Trust, notice is hereby given that I, David A. Gustafson, Substituted Trustee, by virtue of the authority conferred upon me in said Deed of Trust, will offer for sale and will sell at public sale and outcry to the highest and best bidder for cash, between the hours of 11:00 a.m. and 4:00 p.m. at the East (front) door of the DeSoto County Courthouse, in the City of Hernando, State of Mississippi, on the 20th day of November, 1981, the following described land and property being the same land and property described in said Deed of Trust, situated in the County of DeSoto, State of Mississippi:
Lot 92, Section "A", Buena Vista Subdivision in Section 13, Township 4 South, Range 8 West, as per plat thereof recorded in Plat Book 4, Pages 33-37, in the office of the Chancery Clerk of DeSoto County, Mississippi.
TITLE TO said property is believed to be good, but I will convey only such title as is vested in me as Substituted Trustee.

David A. Gustafson
Substituted Trustee

Oct. 29, Nov. 5, 12, 19, 1981

Volume No. 86 on the 29 day of OCT, 19 81
Volume No. 86 on the 5 day of Nov., 19 81
Volume No. 86 on the 12 day of Nov., 19 81
Volume No. 86 on the 19 day of Nov., 19 81
Volume No. on the day of , 19

Anita Harris, Clerk
(Title)

Sworn to and subscribed before me, this the 20th day of November, 19 81

MY COMMISSION EXPIRES
MARCH 24, 1983

Sarah J. Bethune
By Notary Public

Fees of DeSoto Times, Publisher

A. Publishing <u>1</u> first insertion <u>502</u> words @ .06	\$ <u>30</u>
B. <u>3</u> subsequent insertions <u>502</u> words @ .03	\$ <u>00</u>
C. Making proof of publication and depositing to same	\$ <u>76</u>
TOTAL PUBLISHER'S FEE	

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 1 o'clock 13 minutes P.M. 23 day of Nov. 1981, and that the same has been recorded in Book 156 Page 483 records of WARRANTY DEEDS of said County.
Witness my hand and seal this the 24 day of Nov 1981.
H. M. J. J. J. Clerk
Fee 5.50 pd.